

PART GROUND FLOOR, OFFICES

Bristol

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PROPERTY CONSULTANTS



SELF-CONTAINED GROUND FLOOR OFFICES

Part Ground Floor
4 Portwall Lane
Bristol
BS1 6NB

2,669 sq ft
(248 sq m) net approx

Attractive refurbished office accommodation fitted out to a high standard.



Part Ground Floor, 4 Portwall Lane, Bristol

Location

The property is situated on the junction of Portwall Lane and St Thomas Street in a prominent location on the south east side of Bristol city centre close to Temple Meads Station.

The property offers excellent public transport facilities via Temple Meads Station which offers mainline services to major cities throughout the UK including London Paddington, Birmingham, Cardiff and Manchester. In addition, regular bus services run from the Station serving the Greater Bristol area.

There are a wide range of amenities close to the property including the Double Tree by Hilton and Travelodge Hotels and a variety of coffee shops, restaurants and other staff amenities on nearby Victoria Street in one direction and around Queen Square in the other. The property is within approximately 10 minutes' walk of the city centre shopping centres at Broadmead and Cabot Circus.



Accommodation

Area	Sq ft	Sq m
Part Ground Floor	2,669	248
TOTAL	2,669	248

All measurements are approximate Net Internal Areas.

Description

Having recently been refurbished to a high standard, the accommodation is predominantly open planned with exposed features and benefits from raised access floors, new M&E, including LED and pendant lighting and a heating and cooling system. There is also a dedicated kitchen within the demise and tenants can use the building's gym facilities.

The accommodation can also be offered with the existing furniture to allow an easy 'plug 'n' play' option.

Car Parking

There are 2 secure on site car parking spaces located within the basement.

Rent

Upon application.

Lease

The accommodation is offered by way of a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Bristol City Tel: 0117 922 3000 or www.bristol.gov.uk.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

Energy Performance Certificate

The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

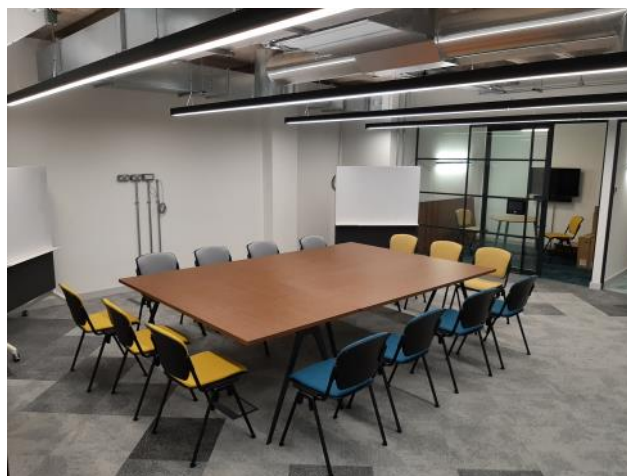
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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